

Application Number	14/1051/S73	Agenda Item	
Date Received	1st July 2014	Officer	Mrs Sarah Dyer
Target Date	30th September 2014		
Ward	Trumpington		
Site	Station Area Redevelopment Station Road Cambridge Cambridgeshire		
Proposal	Minor material amendments to full planning permission 12/1608/FUL comprising an alteration to condition 50 (approved drawing numbers) to enable the reorganisation of the approved roof plant layout including provision of plant at roof level and the introduction of a 2m high roof plant screen.		
Applicant	Brookgate CB1 Ltd C/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The application allows for amendments to the approved development which are minor in nature.</p> <p>The revised building design is appropriate to its setting on Station Square and within the Conservation Area</p> <p>The amendments will not give rise to any harmful impacts in terms of residential amenity or other environmental effects</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site forms part of a larger area which is the subject of the CB1 Station Area Redevelopment proposals for which outline planning permission was granted in April 2010.

Specifically the application relates to Block A1/A2 of the Masterplan.

- 1.2 The site lies to the west of the Station building and the railway line, east of the former Red House site and north of Station Road. It is surrounded on three sides by other development plots within the CB1 Masterplan and on the fourth side by the proposed new Station Square. The site currently accommodates substantial parts of the Cityroomz Hotel building and the railway offices and Art Workshop. The remainder of the application site accommodates part of the Station car and cycle park.
- 1.3 The site is within the Station Area Redevelopment Framework Boundary and within the Central Conservation Area No.1. The Station buildings are grade II listed and Cityroomz Hotel is a Building of Local Interest (BLI). There are several trees on the site including trees on the Station Road frontage, which are subject to protection by virtue of their location in the Conservation Area. The site falls within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Permission is sought for a variation of condition 50 of the reserved matters consent for Block A1/A2. The application relates to a Minor Material Amendment (MMA) to the reserved matters permission. If permission is granted for the MMA this will lead to a change to condition 50 and will result in a fresh planning permission being granted.

Condition 50 reads as follows:

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

The approved plans will now be:

Location Plan A01-01
Site Plan A01-03
Ground Floor A02-00
First Floor A02-01
Second Floor A02-02
Third Floor A02-03
Fourth Floor A02-04
Fifth Floor A02-05
Roof Plan A02-06
Basement Level B1 A02-B1
North and South Elevations A11-01
East and West Elevations A11-02
North/South and East/West Ramp A11-10

- 2.2 The variation of condition 50 would allow revised plans to be approved which show the following changes to the building:

Re-organisation of the roof plant onto the roof of the building to include:

- o Provision of plant at roof level
- o Introduction of a 2m high roof plant screen
- o Minor adjustments to the internal layout including provision of two service cores

I have assessed the implications of making these changes in the Assessment section below.

- 2.3 The application is accompanied by the following supporting information:

1. Proposed views study

- 2.4 I am anticipating that amended plans/additional information will be submitted in response to the comments made by the UDC team. These will be reported on the Amendment Sheet or orally at the Committee meeting.

- 2.5 A parallel application has been submitted for a Non-material amendment (NMA) to the plans approved under planning permission 12/1608/FUL. If this MMA application is approved, the NMA will need to be amended to relate to the MMA consent

instead. For that reason the NMA can only be determined once this application has been dealt with. The Committee Agenda has been organised to allow this to happen.

3.0 SITE HISTORY

08/0266/OUT	CB1 Station Area Redevelopment	A/C
12/1600/CAC	Demolition of 'CityRoomz' building (former Sleeperz Hotel), and former railway offices to north	A/C
12/1608/FUL	Demolition of existing buildings (City Roomz Hotel and former railway offices) and construction of a new office building comprising:14,326 sq.m office floorspace (Class B1a) and 1,205 sq.m of retail/cafe and restaurant floor space (Class A1/A3/A4/A5),	A/C
14/1060/NMA	Non Material Amendment	Pending consideration

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes
	Public Meeting/Exhibition	No
	DC Forum	No

5.0 POLICY

5.1 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan	P6/1 P9/8 P9/9

2003	
Cambridge Local Plan 2006	3/1 3/4 3/6 3/7 3/11 3/12 3/13 3/15 4/4 4/11 4/12 4/13 4/14 4/15 6/10 7/2 8/2 8/3 8/4 8/5 8/6 8/9 8/10 8/11 8/13 8/16 8/18 9/1 9/9 10/1

5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy Public Art
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Biodiversity Checklist Cambridge City Nature Conservation Strategy Cambridge and South Cambridgeshire Strategic Flood Risk Assessment Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan Cambridgeshire Quality Charter for Growth Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012) Cambridge Walking and Cycling Strategy

	<p>Cambridgeshire Design Guide For Streets and Public Realm</p> <p>Air Quality in Cambridge – Developers Guide</p> <p>Cambridge Shopfront Design Guide</p> <p>Cambridge Cluster at 50</p> <p>The Cambridge economy: retrospect and prospect</p> <p>Final report to EEDA and partners</p> <p>March 2011</p>
	<p><u>Area Guidelines:</u></p> <p>Southern Corridor Area Transport Plan</p> <p>Buildings of Local Interest</p> <p>Station Area Development Framework/Station Area Conservation Appraisal</p> <p>New Town and Glisson Road Area Conservation Appraisal</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Head of Environment and Refuse

6.2 No objections subject to conditions/informatives as applied to 12/1608/FUL and amendment to the Emergency or Backup Generator Informative.

Urban Design and Conservation Team

6.3 *Comments in relation to application as submitted*

One of the key qualities of the approved scheme was how a clean roof profile had been created through the way in which plant had been incorporated. The proposed brise-soleil creates a clean and crisp line at the roof level against the sky.

The proposal to introduce plant and the corresponding 2m high enclosure adds to the overall height of the building and has the potential to reduce the crisp silhouette. Furthermore the ranks of PV cells now proposed introduce more clutter on the roof of the building. Both of these changes therefore have potential to significantly change the quality of the scheme from that envisaged in the approved scheme. As a result the UDC team have reviewed the submitted 'minor material changes - view study' analysis to better understand the potential impact of the changes.

The views need to be confirmed as 'verified views' and the PV panels need to be included in the modelled views. On the basis of the submitted documents the impact of the plant enclosure appears to be relatively minor with only the view from Ravensworth Gardens revealing the plant enclosure. The views also demonstrates the increased extent of the 5th floor on the north elevation.

It is suggested that the proposed generator be located towards the centre of the roof to allow the plant enclosure to be pushed back from the northern end of the building to reduce the apparent bulk of the building when viewed from Ravensworth Gardens.

Longer views have not been provided and so the impact from the wider Conservation Area is not clear. Without these longer views with the PV cells included and confirmation of the view 'specification' the UDC team cannot support this S73 application.

Comments in response to additional information/amended plans

To be reported on the Amendment Sheet or orally at the Committee meeting.

Senior Sustainability Officer (Design and Construction)

- 6.4 The Senior Sustainability Officer queried if the amendments affect the provision of an eco-roof around the PV panels. The

applicants have confirmed that they do not and that the eco-roof will be provided.

Defence Infrastructure Organisation

- 6.5 No comments received to date. Comments will be reported on the Amendment Sheet if submitted. (Consultation period ends on 1 August 2014).

Marshalls Airport

- 6.6 No comments received to date. Comments will be reported on the Amendment Sheet if submitted. (Consultation period ends on 1 August 2014).

English Heritage

- 6.7 The initial comment from English Heritage were that the was insufficient information to judge the impact of the amendments on the wider Conservation Area. Following further review of the views assessment English Heritage have informally advised that they do not have any objections. Their formal response will be reported on the Amendment Sheet or orally at the Committee meeting.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

19 Ravensworth Gardens

- 7.2 The representations can be summarised as follows:

The increase in height of the building by 2 metres is unacceptable.

The massive building will block sun from the house and garden

Permission was not granted for a five storey building so additional height is not acceptable and there is no accountability.

- 7.3 The neighbour consultation period does not expire until 1 August 2014. Any additional representation that are made by that date will be reported on the Amendment Sheet or orally at the Committee meeting.
- 7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Impact on Heritage Assets
4. Public Art
5. Renewable energy and sustainability
6. Disabled access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Planning Obligation Strategy

Principle of Development

8.2 The principle of development has been established by the Outline Planning consent. The details of the development have been agreed under the full planning application (application ref. 12/1608/FUL).

Context of site, design and external spaces

8.3 The impact of the office building on the context of the site, its design and the external spaces that were to be constructed were fully considered under application reference 12/1608/FUL. It is therefore appropriate to focus the determination of this application on the proposed amendments. The amendments relate to the re-organisation of the roof plant onto the roof of the building and include provision of plant at roof level, the introduction of a 2m high roof plant screen and minor

adjustments to the internal layout including provision of two service cores. The internal changes do not impact on the external appearance of the building, therefore my assessment focuses on the changes to the fifth floor and the roof and the roof plant screen.

The Fifth Floor

- 8.4 As approved the fifth floor of the building was to accommodate the single central service core, office accommodation in a U-shaped form surrounding the core and to the north and a roof plant area to the southern end of the building. Provision was also made for a roof terrace area to the northern end accessed via the office accommodation.
- 8.5 The amended fifth floor plan shows the new second core and the original core with air handling plant and other plant between the two cores. Office accommodation wraps around the cores/plant area on all four side in roughly rectangular form. The roof terrace is omitted and the fifth floor area is extended at the southern end although the setback from the building edge is maintained at 3 metres which was a requirement of the Outline Parameter Plan for this building.

The Roof

- 8.6 As approved the roof of the building did not accommodated any roof plant with the exception of PV cells. The amended plans seek to introduce an enclosed plant area which measures approximately 60 metres north to south and 17 metres east to west. The applicant describes the tallest plant as being accommodated in this area and this includes the generator which is positioned on the northern end. The enclosed plant area is set off the main building edge by approximately 10 metres on the east and west sides of the building, 13.5 metres at the southern end (Station Road) and 5 metres at the northern end. Photovoltaic cells are proposed on the east and west sides of the enclosed plant area.

The Roof Plant Screen

- 8.7 It is proposed to construct a screen around the enclosed roof plant area. The screen will be 2 metres high and of a similar appearance to roof screens on other parts of the CB1

development. The submitted plans indicate that the roof screen will increase the maximum height of the building from 23.15 metres to 25.15 metres.

Review of amendments

- 8.8 The external appearance of the extended fifth floor and the roof plant screen are compatible with the proposed external treatment of the approved building. The principal issue is there whether the addition mass of build form is acceptable.
- 8.9 In relation to the extended fifth floor, this will increase the massing particularly in the northwest corner. However the setback from the edge of the building which was established at the Outline planning stage is respected. While I appreciate that the building was approved under a full planning application the Outline Parameter Plans are a material consideration and they define the parameters within which an appropriate built form can be brought forward.
- 8.10 In relation to the roof plant and associated roof plant screen, again I think it is appropriate to refer back to the Outline Parameter Plans. These set a maximum height for the building of 23 metres (tolerance +/- 0.5m) with an additional 2 metres for roof plant. The proposed amendment accords with these parameters.
- 8.11 In my view the amendments are acceptable. I appreciate the views of the UDC team and have requested the applicants to give consideration to re-locating the generator. However if this cannot be achieved I do not consider the impact on the approved design to be so severe as to justify refusal of the application.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

Impact on the Heritage Assets

- 8.13 The application for full planning permission was supported by a Heritage Statement as required by the NPPF. Officers in the Urban Design and Conservation Team did not raise any concerns about this analysis. English Heritage do not raise any objections on the grounds of impact on the setting of the listed

Station building or the wider Conservation Area. The UDC team has requested wider views and these will be considered in advance of the Committee meeting.

- 8.14 Detailed conditions were recommended for the full planning application which I have repeated in my recommendation to ensure that the finished building is of the highest quality and that they will preserve and enhance the amenities of the Conservation Area.
- 8.15 In my opinion, subject to the final views of the UDC team, the proposal is compliant with Cambridge Local Plan (2006) policy 4/11 and guidance provided by the NPPF.

Public Art

- 8.16 There are no public art proposals as part of this submission. The provision of public art is secured via the s106 Agreement associated with the Outline Planning Consent. The s106 Agreement includes a clause which binds the Agreement to any subsequent application under section 73 of the Planning Act e.g. the current application for a Minor Material Amendment.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Renewable energy and sustainability

- 8.18 The renewable energy strategy is not affected by the proposed amendments.
- 8.19 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.20 The arrangements for access for disabled people are unchanged by the MMA.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.22 The closest residential units are on the Ravensworth Gardens development and the development will be more than 50m away. Given this separation distance I do not consider any additional impact in terms of loss of outlook or enclosure, overshadowing or overlooking to be so significant as to justify refusal of the proposed amendments. In any event when the development of Blocks D1 and F1 of the Masterplan takes place the new buildings on those sites will obscure a substantial part of the office building from view. The development of these blocks is currently underway.

Noise and disturbance

8.23 The Environmental Health Officer (EHO) has recommended conditions relating to construction activities, opening times, plant noise and odour which I have included in my recommendation.

8.24 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 4/13.

Refuse Arrangements

8.25 The arrangements for storage and consequent impact on frequency of collections of refuse are not changed by the MMA proposals. I have recommended the same conditions as were applied to approval reference 12/1608/FUL.

8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.27 The Highways Engineer has not raised any concerns about highway safety in relation to the MMA. I have recommended the same informatives as were applied to approval reference 12/1608/FUL.

8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.29 The arrangements for car and cycle Parking are not changed by the MMA proposals. I have recommended the same conditions as were applied to approval reference 12/1608/FUL.

8.30 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Planning Obligations

8.31 This is a MMA to a full planning approval and necessary mitigation measures are already secured via the Planning Obligation agreed under reference 12/1608/FUL.

9.0 CONCLUSION

9.1 The amendments to the approved development which are minor in nature and the amended building design is compatible with other parts of the Station Area redevelopment and will not give rise to any harmful impacts in terms of residential amenity or other environmental effects

10.0 RECOMMENDATION

APPROVE and subject to the following conditions and reasons for approval:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. All management and maintenance of ecology shall be carried out in accordance with the approved Ecology Report by RPS dated December 2012 as supplemented by Response to comments made on the Ecological Management Plan by RPS dated 4 April 2013.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of ecology (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/8, 3/11, 4/2, 4/3, 4/4 and 9/9).

3. Prior to occupation, a certificate following a post-construction review shall be issued by an approved BREEAM Licensed Assessor to the Local Planning Authority, indicating that the BREEAM rating EXCELLENT or higher has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

4. The approved renewable energy technologies to meet the approved carbon emissions shall be fully installed and operational prior to and shall thereafter be maintained and remain fully operational in accordance with an approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

5. A minimum of 5% of all parking spaces shall be suitable for, and reserved for, people with disabilities.

Reason: To ensure an appropriate level of car parking provision for people with disabilities (Cambridge Local Plan policy 8/10 and appendix C).

6. The approved cycle parking facilities shall be provided before occupation and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the local planning authority.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).

7. Prior to the commencement of first occupation full details of the security arrangements to provide for safe use of the basement car and cycle parking areas, shall be submitted to and approved by the local planning authority in writing. The approved provisions for safe use of car and cycle parking facilities shall be provided prior to the first occupation and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To provide convenient and safe access to car and cycle parking areas. (Cambridge Local Plan policy 8/6)

8. Prior to the commencement of development, with the exception of below ground works, a Travel Plan and Cycle Parking Management Plan shall be submitted to and approved by the local planning authority in writing. The approved Travel Plan and Cycle Parking Management Plan shall thereafter be implemented upon occupation of and shall be maintained and implemented unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory arrangements are in place to secure work place travel planning and the management of cycle parking.(Cambridge Local Plan 2006 policies 8/2, 8/3 and 8/6).

9. Prior to commencement of development, a detailed surface water strategy shall be submitted to and approved by the local planning authority in writing. The strategy shall demonstrate how the management of surface water within the context of the approved details of the CB1 strategic site wide surface water strategy. The strategy shall maximise the use of measures to control water where it falls as far as practicable to limit the rate (peak flow) and quantity (volume) of run-off and improve the quality of any run-off before it leaves the site and enters the strategic site wide system.

The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and inspection arrangements/responsibilities, including detailed calculations, levels and flow routes to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings.

The development shall be carried out in accordance with the approved surface water drainage strategy.

Reason - To ensure a satisfactory and sustainable method of surface water drainage and to prevent increased risk of flooding to third parties. (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

10. Prior to commencement of development, a detailed foul water drainage strategy shall be submitted to and approved by the local planning authority in writing.

The development shall be carried out in accordance with the approved foul water drainage strategy.

Reason - To ensure a satisfactory and sustainable method of foul drainage and to prevent increased risk of flooding to third parties. (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

11. Infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality. A scheme for surface water disposal needs to be submitted to and approved by the local planning authority. The scheme shall be implemented as approved.

Reason: The site is acknowledged to be potentially contaminated in submitted documents. Soakaways and other infiltration sustainable drainage systems (SUDS) must not be constructed in contaminated ground. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SUDS) such as soakaways, untanked porous pavement systems or infiltration basins. (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

12. Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason. The site is potentially contaminated and intrusive foundation solutions could lead to the contamination of groundwater in the underlying aquifer. (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

13. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Reason. To prevent the increased risk of pollution to the water environment. (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

14. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the local planning authority and receipt of approval of the document/documents from the local planning authority. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the local planning authority prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the local planning authority. The local planning authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The development approved by this permission shall be not be occupied prior to the completion of any remedial works and a validation report/s being submitted to the local planning authority and receipt of approval of the document/documents from the local planning authority. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

REASON: In order to ensure that any contamination is identified on the site before the commencement of the scheme, to enable any mitigation/remediation measures to be implemented during the development phase and to ensure protection of controlled waters. (Cambridge Local Plan policy 4/13)

15. Prior to the commencement of development [including demolition] a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:
 - a) Demolition, construction and phasing programme.
 - b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
 - c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.
 - d) Delivery times for construction purposes.
 - e) Soil Management Strategy.
 - f) Outline Waste Management Plan (OWMP).
 - g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
 - h) Maximum noise mitigation levels for construction equipment, plant and vehicles.

- i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.
- j) Maximum vibration levels.
- k) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.
- l) Use of concrete crushers.
- m) Prohibition of the burning of waste on site during demolition/construction.
- n) Site lighting.
- o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- p) Screening and hoarding details.
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- s) External safety and information signing and notices.
- u) Consideration of sensitive receptors.
- v) Prior notice and agreement procedures for works outside agreed limits.
- x) Complaints procedures, including complaints response procedures.
- y) Membership of the Considerate Contractors Scheme.

The development shall then be undertaken in accordance with the agreed plan.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

16. Prior to occupation, full details of a scheme for odour control to minimise the amount of odour emanating from the development, including full technical details for the operation for extract flues shall be submitted to and approved by the local planning authority in writing. The scheme as approved shall be fully implemented prior to the occupation of the building.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

17. Prior to occupation, a noise attenuation/insulation scheme and/or phased attenuation measures (having regard to the building fabric, glazing and mechanical ventilation) shall be submitted to and approved by the Local Planning Authority in order to demonstrate the scheme shall achieve internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and Noise Reduction for Buildings - Code of Practice'. The approved scheme shall be fully implemented and a completion report submitted prior to the occupation. The approved scheme shall remain unaltered in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To protect amenity of the occupants of noise sensitive development (Cambridge Local Plan 2006 policy 4/13).

18. Prior to occupation, full details of a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the development and/or plant shall be submitted to and approved by the local planning authority in writing. The scheme as approved shall be fully implemented prior to the occupation.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

19. The emergency generator hereby approved shall only be used in the event of mains power failure or as part of routine maintenance and repair which shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays. It shall not be used as an alternative supply in the event of disconnection from the mains supply.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

20. The waste storage facilities hereby approved shall be provided prior to the commencement of the occupation and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policy 4/13)

21. Prior to the commencement of occupation, full details of the means by which waste will be collected from the site, including the means by which refuse containers will be moved to the street frontage for collection and returned to the refuse store after the collection of waste and the location of on-street storage on collection days, shall be submitted to and approved by the local planning authority in writing. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policy 4/13)

22. The retail/café/restaurant units shall only be open for trade between 07:00 and 23:00.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

23. Deliveries shall only be made to the development between 07:00 and 23:00.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

24. No construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the local planning authority in advance.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

25. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

26. Before starting any stone work (artificial and/or real), a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of the development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

27. Prior to the commencement of development with the exception of below ground works, full details of the external elevations of the switch room/bin store shall be submitted to and approved by the local planning authority in writing. The development shall be carried in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

28. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of the proprietary roof glazing system including material(s), edge and flashing methods, etc. shall be submitted to and approved in writing by the local planning authority. Large-scale cross-section drawings may be appropriate to show details. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

29. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of glass type(s) to be used in curtain walling/windows/doors or other glazed features shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

30. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of non-masonry walling systems to be used shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

31. No metal-clad or other non-traditional roofs shall be erected until full details of such roofs including materials, colours, surface finishes and relationships to rooflights or other rooftop features have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

32. Prior to the commencement of development, full details of all external joinery [whether of metal, timber or hybrid construction] including frames, thresholds, mullions, transoms, finishes, colours, etc., shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

33. Prior to the commencement of development, with the exception of below ground works, full details of colonnade soffits shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

34. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of all coping to the walls shall be submitted to and approved in writing by the local planning authority. Large-scale cross-sectional drawings may be appropriate for depicting some details. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

35. Prior to commencement of occupation a signage strategy for use in association with the occupation of the development shall be submitted to and approved by the local planning authority in writing. The approved signage strategy shall thereafter be retained and all external signage shall conform to the strategy unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

36. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details, in terms of materials, fixing, surface finish & colour, of all metalwork [stairs, balustrades, grilles, railings, brackets, window cleaning gantries & associated equipment, columns, louvres, grilles, mesh or wire frames etc.] shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

37. Prior to the commencement of development, with the exception of below ground works, full details of external visible masonry brackets, clamps, restraints and other support systems shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

38. No rooftop plant shall be constructed until such time as full details, to a large scale, of any rooftop plant screening systems to be installed, where relevant, have been submitted to and approved in writing by the local planning authority. This may include the submission of samples of mesh/louver types and the colour(s) of the components. Colour samples should be identified by the RAL or BS systems. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

39. Prior to the commencement of development, with the exception of below ground works, full details of all solar panels [water pre-heat, etc.] and/or photovoltaic cells, including type, dimensions, materials, location, fixing, etc. shall be submitted to and approved in writing by the local planning authority. In bringing forward such details the applicant is encouraged to site such features so as not to be visible from ground level. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

40. Prior to the commencement of occupation, a lighting plan including details of the height, type, position and angle of any external lighting shall be submitted to and approved in writing by the local planning authority. The development shall be implemented and maintained in accordance with the approved plan.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

41. Prior to the commencement of development, with the exception of below ground works, full details of all doors and windows on the west elevation. Including the means by which the windows shall be opened shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples and should facilitate the use of adjacent external space. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate and to facilitate the use of external space. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

42. Prior to the commencement of development, with the exception of below ground works, full details of the entrance to the car park, including the appearance and operation of the access door and associated infrastructure shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

43. Prior to the commencement of development, with the exception of below ground works, full details of the appearance of car park ventilation vents shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

44. Prior to the commencement of development full details of a scheme for the provision and location of fire hydrants to serve the site, shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details, which shall be fully implemented prior to the first occupation, and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with the Cambridge Local Plan 2006 policies 3/7, 3/12 and 9/9.

45. No development shall commence until details of hard and soft landscape works including the green roof have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. Hard landscaping works shall include full construction details and specifications of levels, all hard surfacing materials, furniture, boundary treatments and lighting.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

46. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

47. Any trees or plants provided as part of any landscaping scheme, within a period of 5 years from the completion of the development, which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the local planning authority gives written consent to any variation. No development within the site for which reserved matters approval is sought shall commence until the landscaping scheme has been approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory arrangements are in place for replacement planting to ensure proper provision of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

48. No development shall commence until a detailed ground conditions plan, methodology and specification including de-compaction fill material, topsoil and tree pits has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

49. No development shall commence until a detailed drainage plans including existing drainage and services have been submitted to the local planning authority in writing.

Reason: To ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

50. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990

INFORMATIVE: Highways - Buildings footings or basements must not extend out under the public highway except in the case of basements with the express permission of the Highway Authority and under licence. Adopted areas should also exclude areas under balconies except under licence (Section 177 of the Highways Act 1980)

INFORMATIVE: Highways - The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works

INFORMATIVE: Highways - Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway

INFORMATIVE: Highways - Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer

INFORMATIVE: Airborne dust To satisfy the condition requiring the submission of a program of measures to control airborne dust within the DCEMP, the applicant should have regard to:

Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:

http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

INFORMATIVE: Noise insulation To satisfy condition 17 for the building envelope as required above, the Council expects the scheme to achieve the 'good' internal noise levels of British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice". Where sound insulation requirements preclude the opening of windows for rapid ventilation and summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria.

INFORMATIVE Emergency Generator To satisfy condition 19 the noise level from the generator associated with this application should not raise the existing background level (L90) by more than 5 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

INFORMATIVE Plant noise insulation To satisfy condition 18, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) (i.e. the rating level of the plant needs to match the existing background level). This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE Fume Filtration/Extraction To satisfy condition 16, details should be provided in accordance with Annex B of the, "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:

<http://www.defra.gov.uk/publications/2011/03/25/odour-noise-kitchen-exhaust-pb10527/>

INFORMATIVE: Food Safety - As the premises are intended to be run as a food business the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Food and Occupational Safety (FOS) Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: Licensing - If the premises are intended to provide alcohol, regulated entertainment or food after 11pm or before 5 am they may require a Premise Licence under the Licensing Act 2003. The applicant is advised to contact The Licensing Team of Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457899 for further information

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

Advice to Applicant:

Surface Water Drainage:

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

General Informatives:

Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Foul Water Drainage:

All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the public foul sewer with the prior approval of Anglian Water services.

Pollution Control:

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Surface water drainage from covered or underground parking areas shall be discharged to the public foul water sewer with the prior approval of Anglian Water Services.

Drainage from open parking areas that will discharge, directly or otherwise, to a surface watercourse must be first passed through an oil interceptor. The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to surface waters.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters

INFORMATIVE: This planning permission should be read in conjunction with its associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended)